Town of Elba
Plan Commission Public Hearing Meeting Minutes
Thursday November 6, 2025

The Plan Commission Public Hearing on the Minor Land Division request from Patrick Kennedy was called to order on Thursday November 6, 2025, at 6:30pm by Commission Chairperson Jane Parpart. Commissioners Thomas Lannoy, Dennis Ball, John Moline, Danny Brisky and Town Clerk Koenig-Fry were present. Ten (10) Members of the public were also present.

Public Comment: Patrick Kennedy stated that he is just looking to split the farmland into three lots to make it easier for someone to purchase just 80 acres if they would like; stating that they do not want houses on the land, they would like the land to continue to be farmed. Land Surveyor Mark Tomashek stated that the division is for Ag Use Open Space Only, and the survey will state that. Resident Katherine Taylor stated that her and her husband are for the decision, stating that Patrick has made it clear that he would like the land to remain ag land, and that is important. Resident Bill Dougan stated that he remembers when he was a kid and there was a farm and a separate residence that are no longer there; stating that he does not have an issue with a residence going up in the area, as long as they are not ruining the whole thing. Resident Bill Dougan asked what the process was if someone would like to build the property after it was purchased. Commission Chairperson Parpart stated that the parcels would be deed restricted for 15 years and the landowner would need to petition the Town and the County to have it removed.

Adjourn: Motion by Commissioner Brisky to adjourn the Public Hearing. Seconded by Commissioner Lannoy. All in favor. Motion carried. The Public Hearing adjourned at 6:38pm

Prepared by: Lori Koenig-Fry, Town Clerk

Jane Parpart, Chairperson

John Moline, Commissioner

Danny Brisky, Commissioner

Thomas Lannoy, Commissioner

Dennis Ball, Commissioner

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Adopt Agenda: Commissioner Lannoy made a motion to adopt the agenda for Thursday November 6, 2025, as presented. Second, Commissioner Brisky. All in favor. Motion carried.

Approval of Minutes: Commissioner Brisky made a motion to approve the Town of Elba Plan Commission Public Hearing Meeting Minutes of Tuesday September 16, 2025, as presented. Second by Commissioner Ball. All in favor. Motion carried.

Commissioner Ball made a motion to approve the Town of Elba Plan Commission Meeting Minutes of Tuesday September 16, 2025, as presented. Second by Commissioner Lannoy. All in favor. Motion carried.

Minor Land Division Request: Commissioner Lannoy asked if the 6.8-acre parcel has been surveyed and asked if there will be a gap between the 74-acre parcel and 6.8-acre to allow access to the back part of the 74-acre parcel. Surveyor Mark Tomashek confirmed that the land has not been surveyed yet but did confirm that there will be access to the rear of the 74-acre parcel to the left of the 6.8-acre parcel. Mark also confirmed that all the field driveways will be shown in the survey. The Plan Commission confirmed with the Surveyor that the .5-acre parcel which used to house an old schoolhouse is being included in the division and will go away once the new survey is completed. Commissioner Brisky made a motion to provide an approval recommendation to The Town of Elba Town Board regarding the Minor Land Division request received from of Patrick Kennedy requesting to create 3 Tracts (1) 74-acre agriculture use only, (2) 80 -acre agriculture use only, located along the west side of County Highway T, North of Ghost Hill Road and East of Powers Road in part of Section 1 SW ¼ SW ¼ , in the Town of Elba; Town of Elba Parcel #014-1013-0133-000 & NW ¼ SW1/4 014-1013-0132-000 (Tract 1), in part of Section 2 NE ¼ SE ¼ Parcel #014-1013-0241-000 and Part Section 2 SE ¼ SE ¼ Parcel #014-1013-0244-000 (Tract 2), in part of Section 2 SW ¼ SE ¼ Parcel #014-1013-0243-000, part SW ¼ SE ¼ 014-1013-0243-001 and part Section 2 NW ¼ SE ¼ 014-1013-0242-000 (Tract 3). Seconded by Commissioner Ball. All in favor. Motion carried.

Conditional Use Permit Request: Commissioner Lannoy made a motion to provide an approval recommendation to the Town of Elba Town Board regarding the Conditional Use Permit request from Patrick Kennedy to allow for the creation of a 6.8-acre nonfarm single family residential lot within the A-1 prime agricultural zoning district; the property is located in part of the SE ¼ of the SE ¼ if Section 2, Town of Elba, Dodge County, Wisconsin. Seconded by Commissioner Moline. All in favor. Motion carried.

Adjourn: Motion by Commissioner Brisky to adjourn. Seconded by Commissioner Lannoy. All in favor. Motion carried. The Meeting adjourned at 6:50pm

Prepared by: Lori Koenig-Fry, Town Clerk

Jane Parpart, Chairperson

John Moline, Commissioner

Danny Brisky, Commissioner

Thomas Lannoy, Commissioner

Dennis Ball, Commissioner